

FOR SALE

\$299,000

Commercial Development Land

1109-1117 Orange Ave. Fort Pierce, FL 34950



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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PRICE	\$299,000
ACREAGE	+/- 2 AC
FRONTAGE	352'
TRAFFIC COUNT	8,700 ADT
ZONING	C-3
LAND USE	GC
UTILITIES	Undisclosed
PARCEL ID	
PARCEL 1	2409-804-0001-000-6
PARCEL 2	2409-804-0003-000-0
PARCEL 4	2409-804-0004-000-7
PARCEL 4	2409-804-0005-000-4

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Excellent commercial development potential in an area with little to no competition for retail, eating establishments, office, and more!
- Deal consist of four combined parcels totaling about 2 acres.
- One of the lots currently has a 1,542 sf condemned home that can be dismantled for new development.
- Easily accessible from US-1; in close proximity to Fort Pierce's Downtown District and surrounded by dense residential communities.



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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	17,946	1 Mile	\$35,450	1 Mile	37.00
3 Mile	50,901	3 Mile	\$42,200	3 Mile	37.60
5 Mile	70,520	5 Mile	\$48,795	5 Mile	40.70

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	20,621	1 Mile	\$19,542	1 Mile	35.90
3 Mile	56,132	3 Mile	\$26,374	3 Mile	36.40
5 Mile	78,209	5 Mile	\$31,004	5 Mile	40.50

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Zoning Information

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ZONING DISTRICT	C3
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Café	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/ Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
-Stadium or Arena	C

Marine-Related Commercial (except as noted below)	P
-Boat and Marine Equipment Sales	P
-Marina/Boat Livery	C
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
Overnight Accommodations	
-Bed and Breakfast	P
-Dwelling Rental	-
-Hotel/Motel	P
-Recreational Vehicle Park	C
-Resort Hotel	P
Parking, Commercial	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P

Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	C
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P
Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	C
-Vehicle Repair, Limited	P
-Vehicle Storage	C

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Property Aerial

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